



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
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DONALD L. WOLFE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

August 31, 2006

IN REPLY PLEASE

REFER TO FILE: **MP-6**  
**89.042**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**SANTA SUSANA CREEK - PARCEL 126EX**  
**SALE OF SURPLUS PROPERTY - CITY OF LOS ANGELES**  
**SUPERVISORIAL DISTRICT 5**  
**3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY**  
**OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Santa Susana Creek, Parcel 126EX (3,473± square feet), located north of Lassen Street, in the City of Los Angeles, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 126EX to the adjacent property owners, Robert J. Tootell and Barbara L. Mock, for \$28,500, of which \$14,250 has been paid, with the balance of \$14,250 to be paid over three years at an interest of 5 percent annum.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to sell a parcel of surplus property along Santa Susana Creek, Parcel 126EX, to the adjacent property owners, Robert J. Tootell and Barbara L. Mock.

The District acquired the fee title to Parcel 126EX as part of the land needed for the Santa Susana Creek project. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

### **Implementation of Strategic Plan Goals**

This action meets the County Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proposed \$28,500 selling price represents the market value. The owners have paid 50 percent of the purchase price, or \$14,250, which has been deposited in the Flood Fund. The balance of \$14,250 is to be paid over three years at a rate of 5 percent annum. The annual payment will be \$5,232.72. The balance will be secured by a Note and Deed of Trust executed by the owners.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Los Angeles Planning Department for its report as to conformance with the adopted General Plan. By letter dated September 7, 2005, it was deemed by the Planning Department that the proposed sale conforms with its General Plan.

### **ENVIRONMENTAL DOCUMENTATION**

This transaction is categorically exempt from CEQA, as specified in Section 15312 of the State CEQA Statutes and Guidelines and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

The Honorable Board of Supervisors  
August 31, 2006  
Page 3

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

**CONCLUSION**

Enclosed are an original and one duplicate of the Quitclaim Deed. Please have the original and duplicate signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original to Public Works and retain the duplicate for your files.

One adopted copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Director of Public Works

CQ:mr  
P6\blsntsncrk

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

ORIGINAL

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Robert J. Tootell and Barbara L. Mock  
22426 Lassen Street  
Chatsworth, CA 91311-2647

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ 31.90  
( ☒ ) computed on full value of property conveyed, or  
( ☐ ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Numbers:  
2727-004-900 and 904(Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By Cynthia Quintero

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to ROBERT JESSE TOOTELL and BARBARA LYNN MOCK, husband and wife, as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chair, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

Sachi Hamai, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

SANTA SUSANA CREEK	126EX
89-RW 6	
I.M. 189-097	
S.D. 5	M0521005

By \_\_\_\_\_  
Deputy

KR:bw

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NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

Sachi Hamai, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.,  
County Counsel

By  \_\_\_\_\_  
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

## EXHIBIT A

### SANTA SUSANA CREEK 126EX

89-RW 6

A.P.N. 2727-004-900 and 904 (Portions)

T.G. 499 (J5)

I.M. 189-097

S.D. 5

M0521005

### LEGAL DESCRIPTION

#### **PARCEL NO. 126EX** (Quitclaim of fee):

All those portions of those certain parcels of land in Lot 5, Section 24, Township 2 North, Range 17 West, as shown on Map of Chatsworth Park, recorded in Book 30, page 91, of Miscellaneous Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel No. 126A, Parcel No. 126C and Parcel No. 126D, all in a Final Order of Condemnation, had in Superior Court Case No. 928276, a certified copy of which is recorded in Book D4029, page 439, of Official Records, in the office of said Registrar-Recorder/County Clerk, lying westerly of a line parallel and concentric with, and 28.00 feet westerly, measured at right angles and radially, from the following described line:

Beginning at a point in the center line of Shoup Avenue, 60.00 feet wide, distant South 0°04'10" West 93.16 feet along said center line from the center line of Kinzie Street, 54.00 feet wide, as both center lines are shown on map of Tract No. 21156, recorded in Book 623, pages 26 and 27, of Maps, in the office of said Registrar-Recorder/County Clerk, said point being on a curve concave to the southwest and having a radius of 411.25 feet, a radial of said curve to said point bears North 42°38'54" East; thence northwesterly along said curve through a central angle of 6°53'08", an arc distance of 49.42 feet to a point on a reverse curve concave to the northeast and having a radius of 523.00 feet, a radial of said last-mentioned curve to said last-mentioned point bears North 35°45'46" East; thence northwesterly along said last-mentioned curve through a central angle of 32°00'00", an arc distance of 292.10 feet; thence tangent to said last-mentioned curve, North 22°14'14" West 75.17 feet.

Containing: 3,473± s.f.